

19 JAN 1978

MEMORANDUM FOR: Chief, Logistics Services Division, OL

FROM: [REDACTED]

Chief, Real Estate and Construction Division,  
OL

SUBJECT: Day Care Center

REFERENCE: Memo for C/RECD/OL, fr C/LSD/OL, dtd 11 Jan 78,  
Same Subject

1. We have, with the assistance of your Architectural Design Staff, made a quick study of the costs and siting of a small building on the Headquarters compound to accommodate a Day Care Center. Attached are a Summary of Costs, a sketch of the proposed site, and a rough drawing of the proposed building.


2. There are additional considerations which must be taken into account during the decision making process. Paramount is the requirement to obtain approval from the National Capital Planning Commission and the filing of an environmental impact statement. It is considered probable that Fairfax County and the neighboring community will desire to comment on the proposal to construct such a facility. While not an immediate threat, there is a regulation now being circulated for comment by OMB which, when implemented, will require organizations, concessionaires, or other non-federal activities, to reimburse the government at the current SLUC rate for real property owned or controlled by the US Government and used for such non-federal activities. Day Care Centers are specifically included in the proposed OMB Circular. At today's rate, this would increase the annual operating expense of the proposed center by \$40,464.

3. The cost quoted is of course an estimate but even this figure will, after 1 February 1978, be subject to inflation at the rate of approximately 1 percent per month. Should you, or the cognizant office have further questions, please contact

Atts

OL 8 19,001a

24 JAN 1978

STAT  
MEMORANDUM FOR: Chief, Benefits and Services Division, OP  
FROM:   
Chief, Logistics Services Division, OL  
SUBJECT: Day Care Center (DCC)

Ernie,

Transmitted herewith is a memorandum from the Chief,  
Real Estate and Construction Division, OL which is in  
response to Admiral Turner's question on the feasibility  
of constructing a building on the Headquarters compound  
for a DCC.

Att



STAT

SUMMARY SHEETSITE WORK:

Clearing and Grubbing	\$ 1,095
Compacting	105
Fine Grading	1,012
Parking Facility	6,993
Access Road	11,122
Utility Trench	7,088
Outdoor Play Area	2,111
Fence for Play Area	3,660

BUILDING:

4800 ft <sup>2</sup> X \$35/sf	168,000
Air Conditioning = 10.9%	<u>18,312</u>
	219,498
Contingency 10%	21,950
A/E Fee 6%	13,170
GSA Fee 28%	<u>61,459</u>
	316,077

MISCELLANEOUS:

Classroom Furniture	10,000
Playground Equipment	<u>10,000</u>
	\$336,077

SALIENT POINTS:

The selected site reflects a judgment based on a quick review of possible sites.

The nature of the facility might conflict with zoning for the area.

Any construction of this nature will need to be subjected to an environmental assessment and possibly an impact statement.

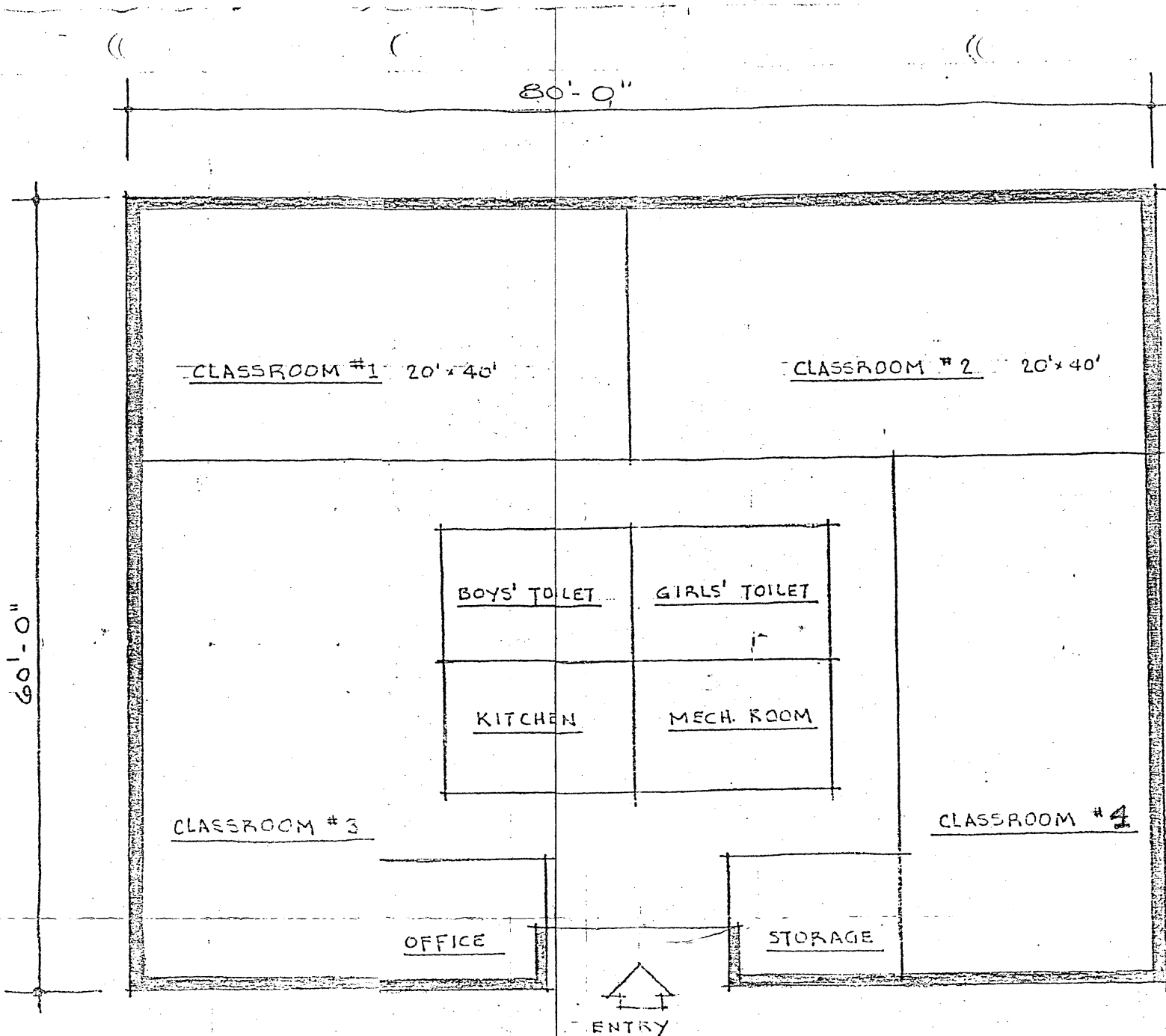
The National Capital Planning Commission will have to be given an opportunity to review and comment.

Public notification and public hearings are a probable requirement.

STAT

Approved For Release 2003/04/02 : CIA-RDP89-00244R000100100002-0

Approved For Release 2003/04/02 : CIA-RDP89-00244R000100100002-0



# PROPOSED DAY CARE CENTER

SCALE 1/8" = 1'-0"

13 JAN. '78

STAT

Approved For Release 2003/04/02 : CIA-RDP89-00244R000100100002-0

Next 1 Page(s) In Document Exempt

Approved For Release 2003/04/02 : CIA-RDP89-00244R000100100002-0